

KLEMENTOS PROJECT

Nicosia Centre, Cyprus



The Property

A multi storey block for offices and shops right in the City Centre at Klementos Street.

The design is of High Tech Architecture sustainable and functional.

The block comprises of 10 floors of offices and apartments

At the ground floor and mezzanine there is an area of 180 M2 which can be used as a shop or café.

There are two basements for parking purposes.



Standard Specifications - apartments

- Antiseismic design with raft foundation
- Water and thermal insulation
- Double glazed windows and curtain wall
- Highspeed elevator with stainless steel finish
- VRV Air Conditioning /heating system
- Parquet floors and ceramic floors
- High quality sanitary fittings
- Hot and cold water supply in kitchens and toilets
- Computer access control system and door camera
- Central entry camera system
- Special epoxy coating in basement floors
- Automatic access garage doors
- Access bars with entry camera system

AIPSD LTD

10 Chiou Str. Ayios Dometios, Nicosia, Cyprus, 2373

Tel: +357 22779840 Fax: +357 22779780 Email: info@aipsd.net

General

Owners: Slenik, Sairam, AIPSD Holdings, LAgapiou (75% belongs to the shareholders of AIPSD LTD)

Location: corner of klementos and Skokou

Planning zone: Ea3

Area of plot 773m²

Surface office space and apartments: 3220m²

Shops : 180m²

Underground parking : 1400m²

Condition of property : planning permit granted

Standard Specifications - offices

Antiseismic design with raft foundation

Water and thermal insulation

Double glazed windows and curtain wall

Highspeed elevator with stainless steel finish

Central Air Conditioning system with Heat Recovery Units

Raised Floors finished with carpet tiles

False ceilings with acoustic tiles

Computer access control system and door camera

Central entry camera system

Special epoxy coating in basement floors

Hot and cold water supply in kitchens and toilets

Automatic access garage doors

Access bars with entry camera system

Optional choices

Construction of a central server room (or one for each floor)

Closed Circuit TV Security System

Power generator

Metal electrically operated shading system

